

CERTIFICATE OF APPROPRIATENESS

Application Date: July 13, 2016

Applicant: Karen Brasier, Design 3 Studio for Lucas Brown, L & B Limited owner

Property: 424 Euclid Street, Lot 6, Block 12, Woodland Heights Subdivision. The property includes a historic 1,623 square foot, one-story wood frame single-family residence, detached rear shed, and a detached rear garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration – Addition *Resubmittal*

The applicant was denied a COA to construct a 2,690 square foot (conditioned space) two-story addition to the rear, and on top of, the original residence in December 2015. The applicant was denied a COA to construct a 2,197 square foot (conditioned space) two-story addition to the rear of the original residence in January 2016. The applicant was denied a COA to construct a 1,600 square foot (conditioned space) two-story addition to the rear, and on top of, the original residence in June 2016. For previously proposed elevations, see Attachment A. The applicant now proposes the following:

- Construct an approximately 1,040 square foot (conditioned space) one-story addition to the rear of the original residence
- Existing residence measures 33' wide by 38' deep and has an eave height of 11' and a ridge height of 19'-3". The addition will have a max width of approximately 40' and a max depth of approximately 40', and will have an eave height of 11' and a ridge height of 19'-5". The garage portion of the addition extends approximately 21' from the left elevation of the existing residence and is flush on the right elevation
- The addition will be clad in 117 wood siding and feature a variety of 1/1 and fixed wood windows
- An existing non-original porch enclosure and side addition will be removed. The historic siding and window openings intact within these enclosures will be retained

Insetting the addition at the southwest corner of the existing residence would preserve the original rear corner as well as the existing roofline which contribute to the historic character of the residence. Staff finds that if the addition was inset between 6" and 1' rather than flush at the southwest corner, the existing roofline would be retained and the addition would be better

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 28, 2016



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

delineated. Staff believes the addition would then meet Criteria 1, 4, and 8.

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: Approval with the condition that the applicant inset the addition between 6" and 1' at the southwest corner of the original residence

HAHC Action: Approved

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

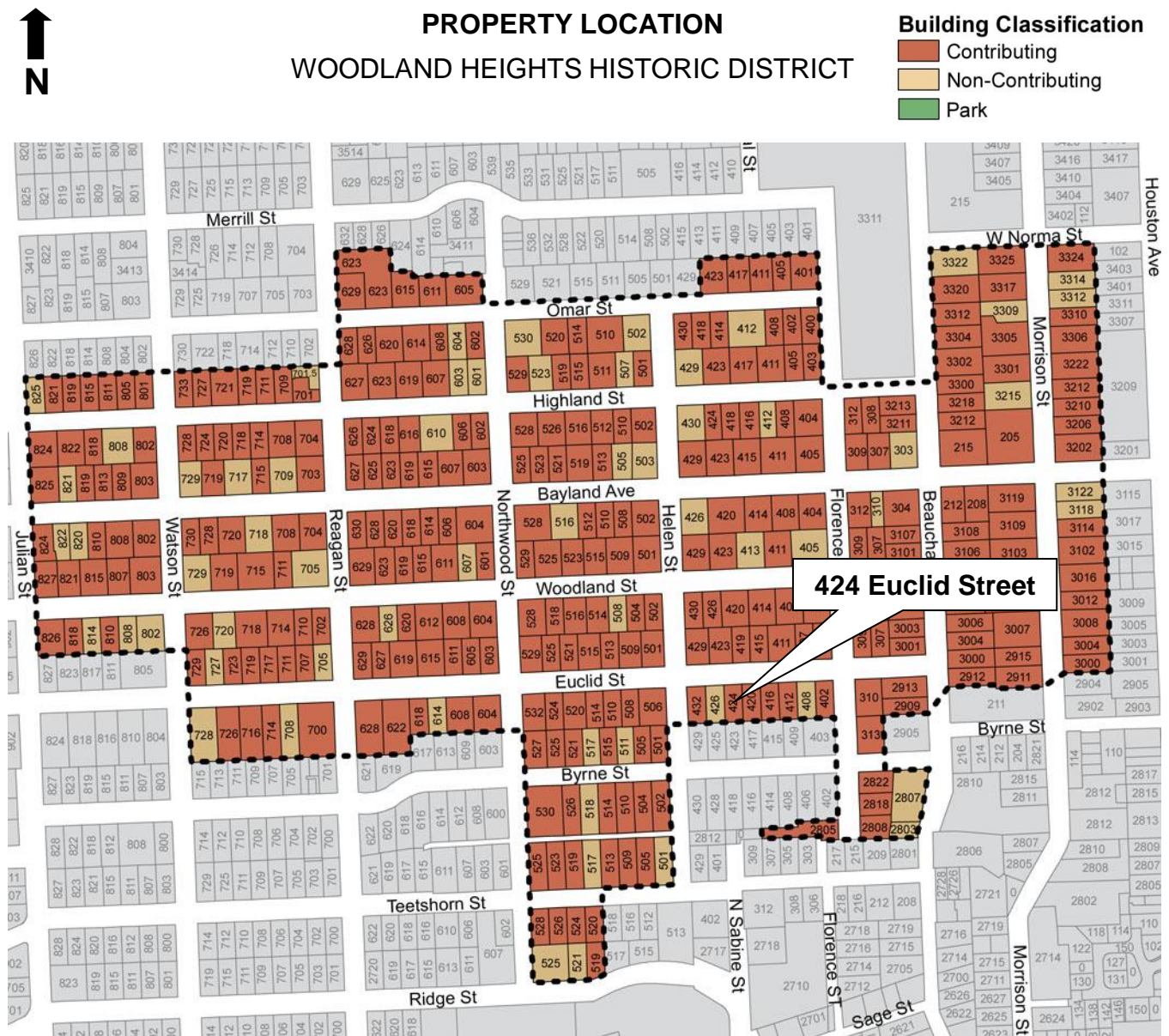
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The proposed one-story addition alters the form of the hipped roof at the southwest corner of the original residence, which alters the character of the Craftsman residence. If the addition was inset at the southwest corner, the existing roofline would be retained and the addition would be better delineated. Staff believes the addition would then meet Criterion 1.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Not insetting the addition at the southwest corner of the original residence alters the form of the hipped roof. If the addition was inset at the southwest corner, the existing roofline would be retained and the addition better delineated. Staff believes the addition would then meet Criterion 4.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<i>Although the addition begins at the original rear wall, the portion of the addition at the southwest corner results in an alteration to the existing roof structure that alters the essential form. If the applicant inset the addition at the southwest corner, the rear corner would be left intact to better delineate between the original structure and the proposed addition, and the form of the existing roof structure would be retained. If the addition was inset at the southwest corner, the addition would be better delineated. Staff believes the addition would then meet Criterion 8.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |

- ☒ ☐ ☐ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



INVENTORY PHOTO



CONTEXT AREA



426 Euclid – Noncontributing – 1915 (neighbor to the west)



420 Euclid – Contributing – 1930 (neighbor to the east)



416 Euclid– Contributing – 1925 (across street)



429 Euclid– Contributing – 1920 (across street)



432 Euclid– Contributing – 1930 (neighbor two doors to the west)



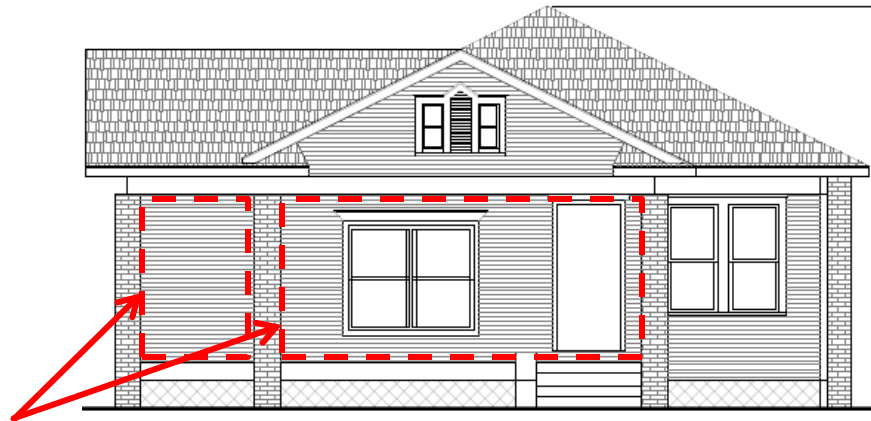
415 Euclid– Contributing – 1915 (across street)

STREET VIEW AND AERIAL VIEW



NORTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING



Non-original front porch enclosure, windows, and door to be removed

PROPOSED

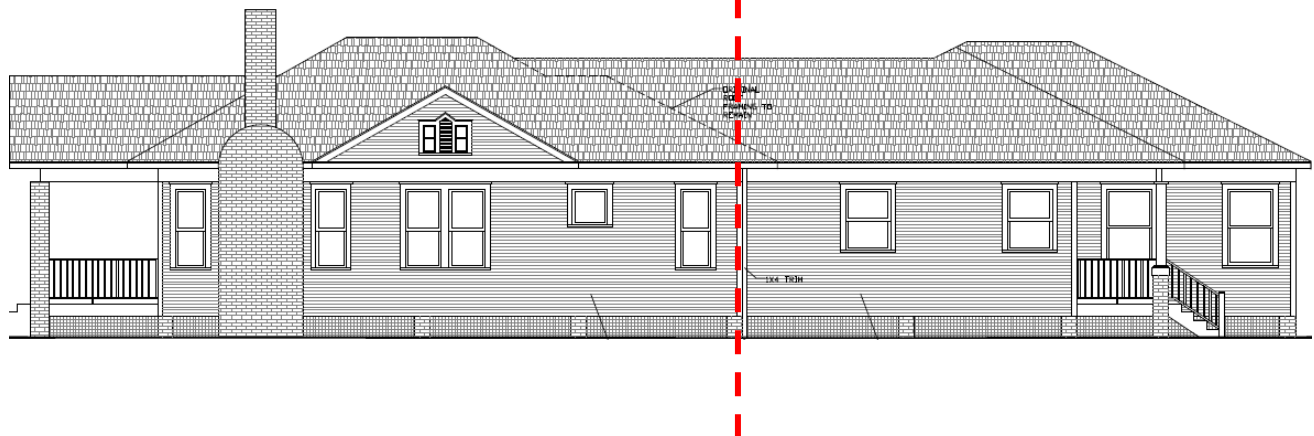


WEST SIDE ELEVATION

EXISTING

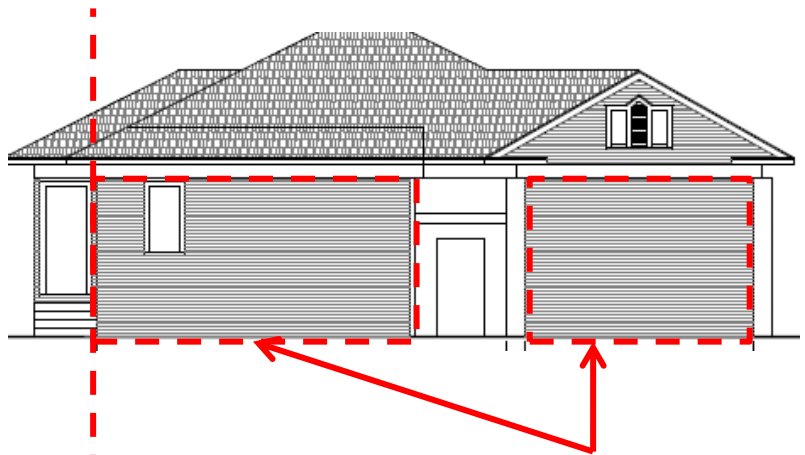


PROPOSED

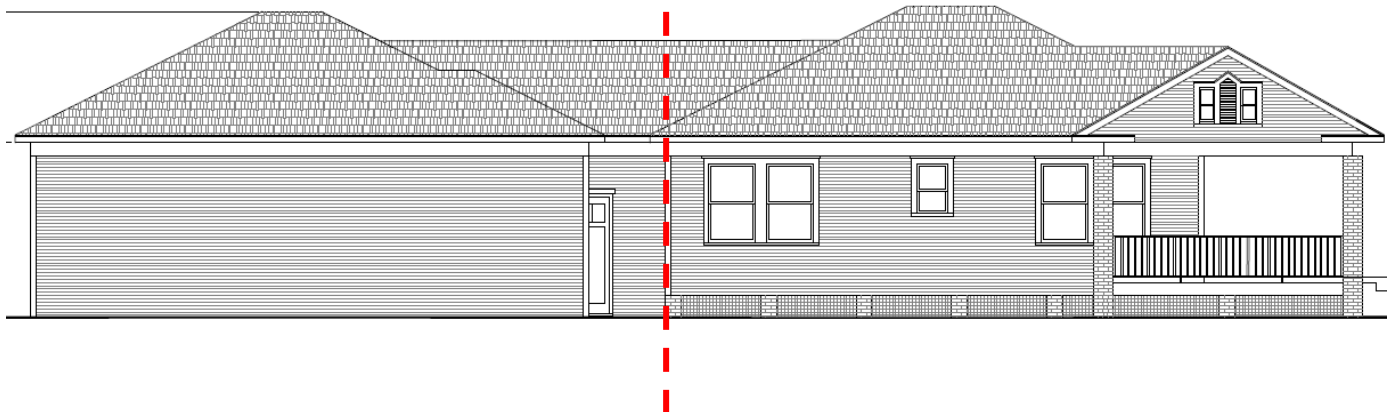


EAST SIDE ELEVATION

EXISTING



PROPOSED



Non-original front porch enclosure, window, and side addition to be removed

SOUTH (REAR) ELEVATION

EXISTING



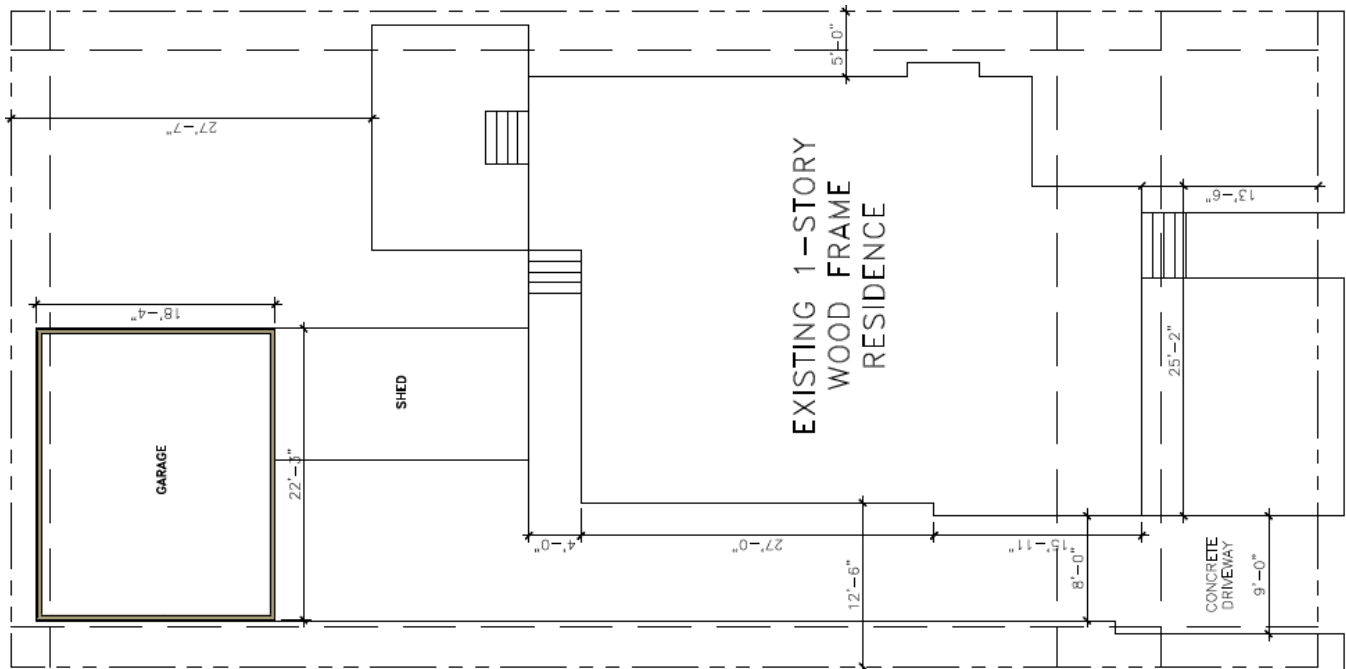
PROPOSED



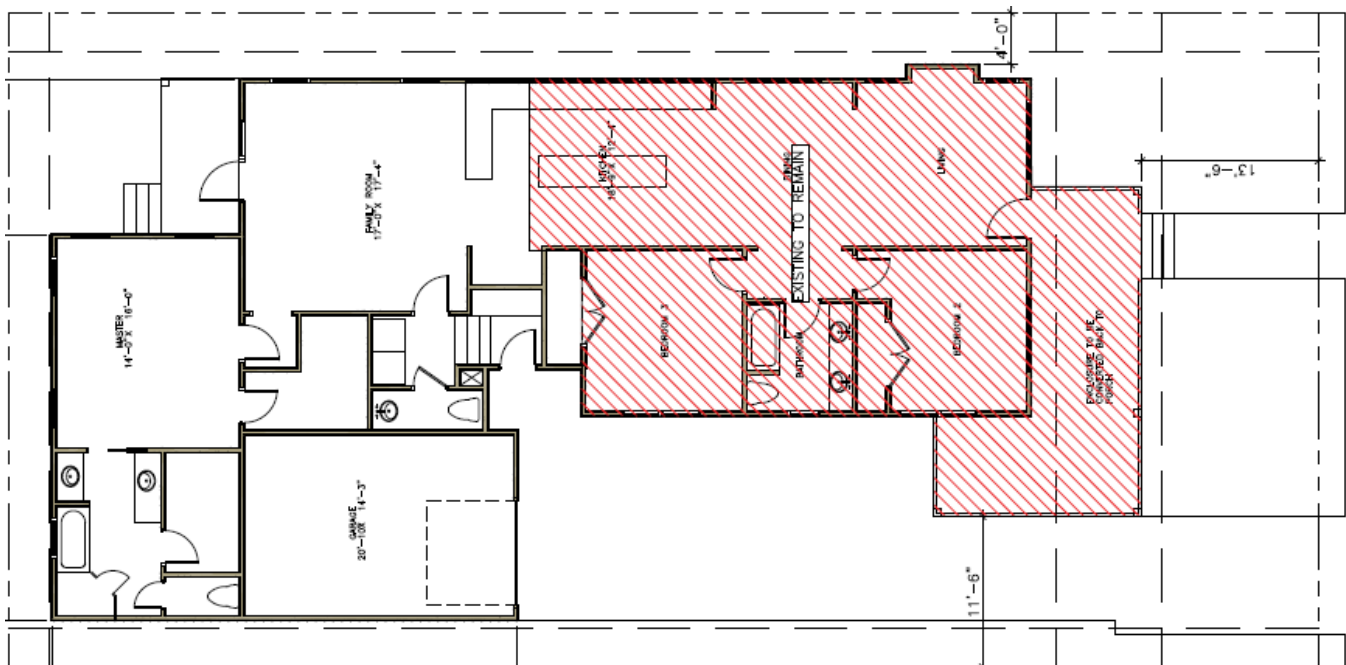


SITE PLAN

EXISTING



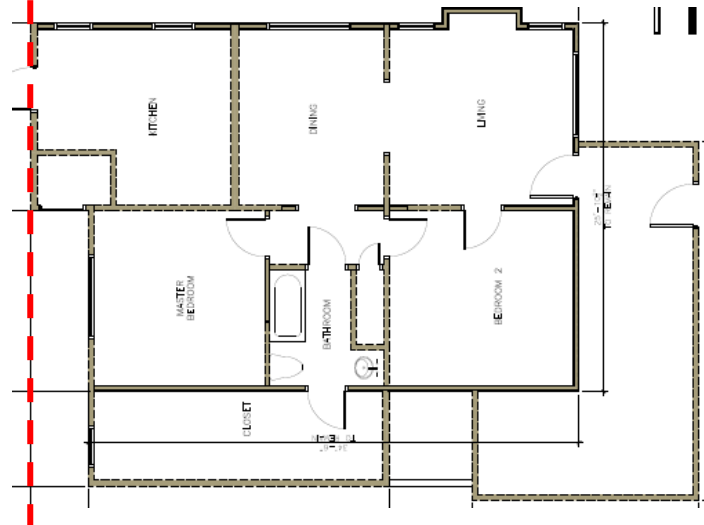
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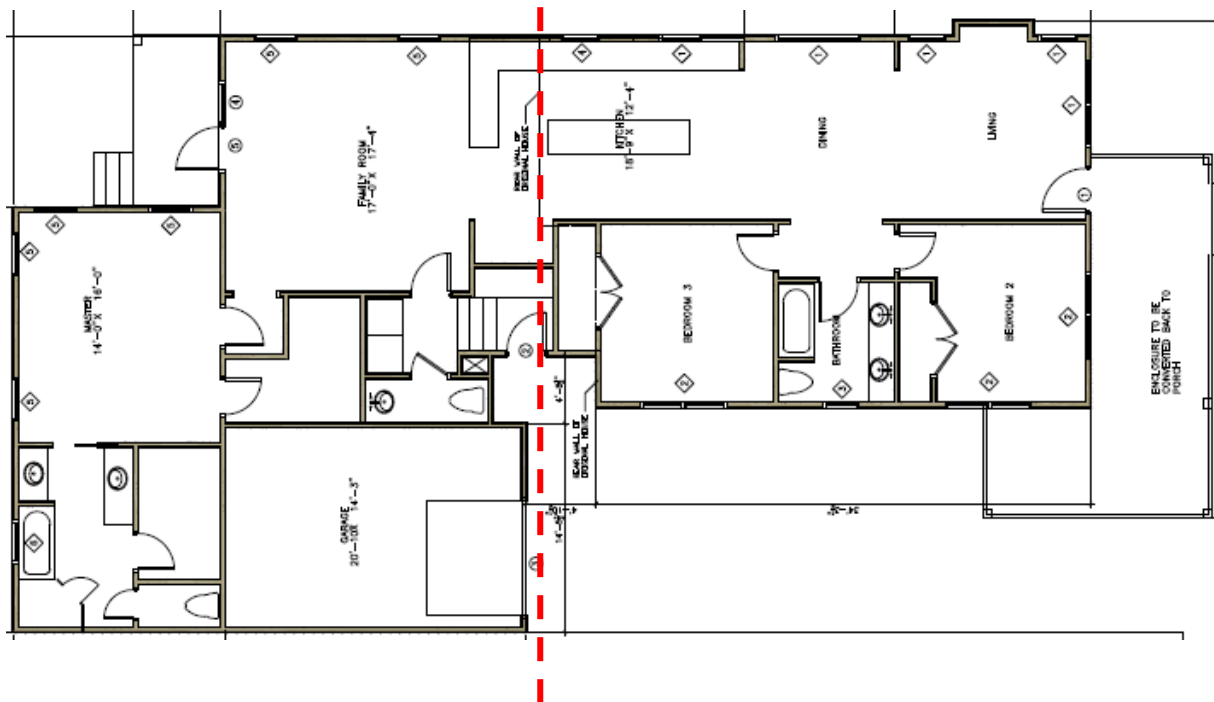


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

Jeld—wen 1/1 wood windows

Window Schedule

1. Existing to remain.
2. New wood window to fit existing opening.
3. 2'x3' wood double hung (infill door opening that was part of previous addition/modification).
4. Existing window to remain, infill from inside.
5. 3'x5' wood double hung
6. 3'x4' fixed wood.

Door Schedule

1. Existing to remain
2. 3'x8' operable door, 1/2 lite
3. 10' garage door
4. 3'x8' fixed door full lite
5. 3x8 operable door full lite

STAFF PHOTOS

EXISTING NON-ORIGINAL EAST SIDE ADDITION



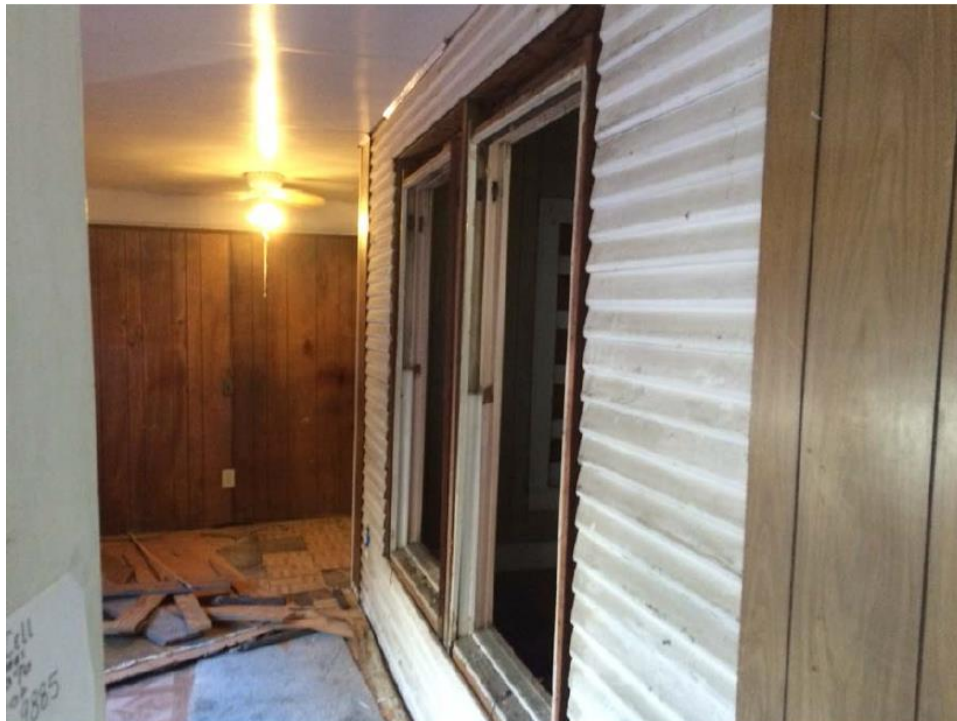
FRONT PORCH ENCLOSURE



APPLICANT PHOTOS



Inside of front porch



Inside of front porch

PROJECT DETAILS

Shape/Mass: The existing residence measures 33' wide by 38'-6" deep and features an eave height of 11'-1" and a ridge height of 19' 3". The existing home features an offset front porch that was enclosed and a 6'-8" wide by 21'-2" deep east side addition.

The porch enclosure and side addition will be removed. The proposed new addition will begin at the rear wall of the original residence, delineated by a 3' inset on the east elevation and a vertical piece of trim board on the west elevation. The addition will have a max width of approximately 40' and a max depth of approximately 40'. The garage portion of the addition will extend 21' from the left elevation of the original residence and will be flush with the right elevation. The addition will have an eave height of 11'-1" and a ridge height of 19'-5".

Setbacks: The existing structure is setback 13'-6" from the front property line, 5' from the west property line and 12'-6" from the east. The addition will be built to 3' of the east property line and 5' of the west property line. The front setback will not be changed.

Foundation: The existing structure is situated on a pier and beam foundation with a 2'-6" tall finished floor height measured from existing natural grade. The primary portion of the addition will feature a matching foundation, and the garage portion of the addition will have a slab-on-grade foundation.

Windows/Doors: The existing residence features historic 1/1 wood windows. These will be retained. The window openings and frames currently covered by the front porch enclosure and the side addition are intact, though the sashes have been lost. The applicant proposes to install sash pack windows within these existing openings when the addition and porch enclosure are removed. The addition will feature 1/1 and fixed wood windows.

A historic wood and glass divided lite craftsman style door exists behind the existing non-original front porch enclosure within its original opening. This door will be retained.

For more detail, see Window/Door Schedule.

Exterior Materials: The existing residence features historic 117 siding. The siding that has been enclosed by the porch enclosure is intact. The addition will have 117 siding.

The existing brick porch columns will be retained.

Roof: The existing residence features a front and two side facing gables with a 6:12 pitch. The addition will have a hipped roof with a 6:12 pitch.

Front Elevation: A non-original front porch enclosure will be removed, restoring the historic open porch. The
(North) existing brick columns, front door, window openings, and cladding will be retained. The garage portion of the addition will span to 3' of the east property line.

Side Elevation: A non-original side addition and porch enclosure will be removed. The cladding and window
(East) openings behind the non-original addition will be retained. The addition will begin at the rear wall of the original residence, delineated by an inset of approximately 3'.

Side Elevation: The windows on the original residence will be retained. The addition will begin at the rear wall of
(West) the original residence, delineated by a piece of vertical trim board. The addition will have several 1/1 wood windows of various size.

Rear Elevation: The south elevation is not visible from Euclid Street.
(South)

ATTACHMENT A